

Town of Hampton



ZONING REVIEW SUBCOMMITTEE

MINUTES

July 29, 2015– 6:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Ann Carnaby, Planning Board Representative
Rusty Bridle, Board of Selectmen Representative (arrived at 7:00 p.m.)
Barbara Renaud, Conservation Commission Representative
Ed St. Pierre, ZBA Alternate Representative
Mary-Louise Woolsey
Julie Moore
Sunny Kravitz
Alfonso (Skip) Webb

Absent: Tracy Emerick, Planning Board Representative
Tom McGuirk, ZBA Representative
Robert Moynihan
Patti Visconte

Meeting Began at 6:01 p.m.

I. DISCUSSION WITH MSC ENGINEERS – CONCEPTUAL PLAN FOR 287 AND 299 EXETER ROAD

Jason Bachand, Town Planner introduced Corey Colwell of MSC Engineers, and said that he asked Mr. Colwell to attend this subcommittee meeting to provide information and get feedback on his conceptual plan as it applies to the subject area under review. Mr. Colwell also appeared with David Choate of Collier's International, the real estate broker representing the property owner.

Mr. Colwell explained the history of the site and prior interest in rezoning. Residential was previously proposed here, and that was not well received. He clarified that the concept presented this evening is for the site next to Bonta Restaurant (now CR's) and not the site across the street. He identified the Route 101 ramp location in relation to the site.

Mr. Colwell mentioned that a group has shown an interest in the parcel across the street, although it is not associated with this concept. The proposal there is for an assisted living/Alzheimer's unit. He says this use presents a low impact on emergency services and is a low traffic generator. This is expected to move forward in the coming months.

Mr. Colwell explained the concept for this evening's subject property. He noted that parking is becoming a concern for CR's, and they will propose a lot line adjustment to expand the parcel to accommodate the needed parking. The pad site to the proposed hotel would likely be some sort of retail, but will not be a competing restaurant as covenants prohibit this. Mr. Colwell went on to explain the proposed hotel. Access would be from a common driveway. The hotel would be positioned close to the back property line and visible from Route 101.

Mr. Webb mentioned that the proposed location is the only way to see the hotel from the road.

Mr. Kravitz asked about Bonta's (CR's) acreage and Mr. Colwell clarified.

Ms. Woolsey asked about fire access and the width of the roadway. Mr. Colwell believes it is shown as 26 feet but this is conceptual only at this time.

Mr. Colwell said this concept is just a sketch to "place hold" the use, but the buyer of the site wants a hotel. The site is under contract for that use.

Ms. Woolsey asked about sewer. Mr. Colwell said his company designed the sewer and it was designed for this site to tie in. Ms. Woolsey questioned the capacity of the sewer and concerns regarding reaching 80% capacity of the wastewater plant. This must be a consideration for development.

Mr. Choate said there is a demand for a hotel in this area for visiting executives, etc.

Mr. St. Pierre agrees that a hotel is a good use for this site.

Ms. Woolsey mentioned there is a sewer buy-in charge.

Mr. Colwell anticipates this project may go to the Planning Board in the next few months.

Ms. Woolsey asked that neighborhood concerns be recognized and suggests the developer send out flyers as a heads up.

Mr. Bachand asked if Mr. Colwell has spoken with DPW about this project as was suggested when they met recently, and he said he had not as of yet.

Ms. Moore asked about the filling in wetlands. Mr. Colwell said these are low functioning wetlands and the State agrees with that. They are open to filling them, but added there is a high fee to fill wetlands.

Ms. Renaud said an updated wetland study is needed and expressed her concerns. She spoke about the wetland regulations.

Mr. St Pierre believes ZBA approval will be needed if the wetlands are filled.

Ms. Renaud indicated that the State has a no touch policy on vernal pools. She also mentioned that the drainage system to the Taylor River follows the flood zone boundary. She further added that this is a heavily wooded area and does not know if there is a State no-cut zone.

Mr. Kravitz mentioned that he believes the lots close to the toll booth should be used for a solar array.

Ms. Renaud said the Conservation Commission looks for 3 to 1 mitigation.

Ms. Woolsey has asked the Town Manager and DPW to research Montrone's sewer. The property owner will need to be responsible for sewer.

Mr. Choate said this may be an opportunity for grant funding similar to Smuttynose.

Mr. Kravitz discussed the construction of Exeter Road and bringing it up to heavy truck standards.

Mr. Webb mentioned working with Smuttynose to bring traffic from the liquor store on I-95 on the truck route to Smuttynose and Liberty Lane. He also asked how old the sewer is, and Mr. Colwell said it is newer and he inspected it around 10 years ago.

Ms. Carnaby asked if there is any wiggle room on the number of hotel rooms. Mr. Colwell said they started by considering 300 rooms, but initially reduced that to 200 rooms and further to the currently proposed 100 rooms. The developer only wants 100 rooms although the site can support more. Ms. Carnaby asked about the 5 story building height, and Mr. Colwell said it won't be over 50 feet.

Ms. Carnaby spoke about the beauty of the area with no signs, visible buildings, etc. from the highway. She would like to see a buffer of trees along the fringe of Route 101. Mr. Colwell said there needs to be a mix of screening and hotel visibility from Route 101 for marketing purposes.

Ms. Moore expressed concerns about noise if the trees are removed.

Mr. Choate said more intrusive uses could be constructed by right, and views this as a better solution.

Ms. Woolsey mentioned the detention pond shown on the concept, and that it will need to be self-contained. DPW will not maintain the detention pond.

Mr. Colwell said the actual plan will probably show less parking for the hotel.

Mr. St. Pierre asked about the square footage of hotel rooms in relation to parking. He also asked if there would be meeting rooms/convention space and Mr. Choate said these are not proposed.

Mr. Choate noted the property across the street is expected to include 60 assisted living beds and 30 Alzheimer's beds.

Mr. Bachand asked if there were further questions or comments for the attendees and, with none, thanked them for coming in. Mr. Colwell noted that the discussion has been helpful.

II. WORK SESSION – POSSIBLE USES FOR SUBJECT PARCELS

Mr. Bachand asked the subcommittee members if they had an opportunity to visit the subject area and complete the exercise proposed at the last meeting.

Mr. Bachand proceeded to present his suggestions and initiate the discussion by using a large map of the subject area. He went over the subject parcels potentially available for development on an individual basis, with participation/feedback from the subcommittee members. As consensus was reached on the best uses for each of the parcels, these were written on the large map for use in the next step of the process.

III. MINUTES – JUNE 24, 2015

Mr. Bachand asked the subcommittee members if they reviewed the minutes and whether any revisions were needed. All members confirmed the minutes were acceptable and no revisions were needed.

IV. NEXT STEPS

Mr. Bachand proposed the next meeting involve a look at the use regulations in the Zoning Ordinance to determine whether the suggested uses determined at this meeting are allowed by zoning. If they are not, a discussion would follow about what kind of change should be proposed. This exercise is expected to lead to a written memo of recommendations for the Planning Board as a final step in the process.

Ms. Moore asked if a laptop with the Town GIS projected on a screen could be set up for use at the next meeting. Mr. Bachand thought that was a good idea and said he would look into it.

It was agreed that the next meeting will be held on Wednesday August 26th at 6:00 p.m., pending meeting room availability. *(Note the Selectmen's Meeting Room has been reserved for this meeting)*

Meeting Ended: 7:40 p.m.
Jason Bachand, Town Planner